City of Lafayette Staff Report

For:	City Council
By:	Donna Feehan, Administrative Analyst
Date Written:	April 6, 2009
Meeting Date:	April 13, 2009
Subject:	Core Area Landscaping and Lighting District 1979-1

Introduction

On March 23, 2009, the City Council adopted Resolution No. 2009-16 ordering the preparation of the Engineer's Report for fiscal year 2009-2010 for AD 1979-1. The preliminary report is complete and ready for City Council consideration and approval. No assessment increases are included in the Engineer's Report for fiscal year 2009-2010.

The main report is attached along with Resolution 2009-23 for Council action. The report attachments are too bulky to distribute—they contain diagrams of assessed parcels and the assessed amount for each parcel and may be viewed at the City offices.

The proposed assessments provide funds for electrical energy, landscape and irrigation maintenance and upgrade, capital equipment upgrade reserve, administrative costs, and contingency.

Revenue from assessments will be less than what is required to maintain the current infrastructure inventory and provide additional funds for future streetlight upgrades and replacements.

Assessments have not been increased since Proposition 218 became effective in 1996. Any change to the existing assessment district including any increase in the assessment amount requires full compliance with all of the requirements of Proposition 218. New procedures for increases to levy assessments include a majority approval by property owners through a mailed ballot process.

Attached is Resolution No. 2009-23 approving the Preliminary Engineer's Report and announcing the Council's intention to levy assessments and set a public hearing. The Engineer's Report was prepared by Willdan Financial Services. Following adoption of the resolution, we will formally notice the public hearing for May 11, 2009.

Fiscal Impact

Resolutions must be passed in order to collect assessments.

Recommendations

Adopt Resolution No. 2009-23

Attachments:

Engineer's Report, AD 1979-1
Resolution No. 2009-23

BEFORE THE CITY COUNCIL OF THE CITY OF LAFAYETTE
IN THE MATTER OF:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAFAYETTE, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1979-1 (CORE AREA), FISCAL YEAR 2009/2010	)	**RESOLUTION NO. 2009-23**

The City Council of the City of Lafayette, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "*Act*") by previous Resolution, initiated proceedings for the "Landscape and Lighting District No. 1979-1 (Core Area)" (hereafter referred to as the "District") for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping, lighting and all appurtenant facilities related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2009/2010, pursuant to *Chapter 3, Section 22622* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2009/2010 (Beginning July 1, 2009 and ending June 30, 2010) in accordance with *Chapter 1, Article 4* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 3, Section 22623* of said Act, the City Council may approve the report, as filed, or it may modify the report in any particular and approve said Report as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1979-1 (CORE AREA), AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

a. A Description of the District.

b. A Description of the Improvements.

c. The proposed Annual Budget for the fiscal year (Costs and Expenses).

d. The Method of Apportionment that details the method of calculating each parcel's annual assessment.

e. The Assessment Roll containing the Levy for each Assessor Parcel Number within the District proposed for fiscal year 2009/2010.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the District's previously approved method of apportionment established to calculate the benefits received from the improvements, operation, maintenance and services to be performed within the District, and said assessments are in compliance with the Act and the provisions of California Constitution Article XIIID.

Section 4: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 5: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the net costs associated with the operation, maintenance and servicing of the landscaping and lighting improvements related thereto, for Fiscal Year 2009/2010; and said assessments are consistent with and do not exceed the maximum assessments previously approved and established for the District.

Section 7: The improvements within the District include: the ongoing operation, administration, maintenance, servicing and incidental expenses related to the dedicated landscape areas, public street lighting and appurtenant facilities authorized pursuant to the Act that are associated with the District. Said improvements may include, but are not limited to turf, ground cover, shrubs, trees, plants, irrigation and drainage systems, hardscape improvements, ornamental lighting, street lighting and associated appurtenant facilities located within the public street right-of-ways, parks, open spaces or other easements within the District. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District for fiscal year 2009/2010 are described in the Engineer's Report on file with the City Clerk, and are consistent with the boundaries previously approved and established for the District that generally incorporates the central downtown area of the City of Lafayette, along and near Mount Diablo Boulevard.

Section 9: The proposed assessment for fiscal year 2009/2010 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Monday, May 11, 2009** or as soon thereafter as feasible in the Lafayette Community Center, Manzanita Room, located at 500 St. Mary's Road, Lafayette, California.

PASSED, APPROVED, AND ADOPTED THIS 13th **DAY OF** April , **2009.**

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA) ss.
CITY OF LAFAYETTE)

I, Joanne Robbins, City Clerk of the City of Lafayette, County of Contra Costa, State of California do hereby certify that the foregoing Resolution No. 2009-23 was regularly adopted by the City Council of said City of Lafayette at a regular meeting of said council held on the _____ day of _____, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

_____,

Don Tatzin, Mayor
City of Lafayette

_____,

Joanne Robbins, City Clerk
City of Lafayette

CITY OF LAFAYETTE

ENGINEER'S REPORT
LANDSCAPE AND LIGHTING
DISTRICT NO. 1979-1 (CORE AREA)
FISCAL YEAR 2009/2010

Intent Meeting: April 13, 2009
Public Hearing: May 11, 2009

WILLDAN Financial Services | extending your reach

Corporate Office:
27368 Via Industria
Suite 110
Temecula, CA 92590
Tel: (951) 587-3500
Tel: (800) 755-6864
Fax: (951) 587-3510

Other Office Locations:
Lancaster, CA
Oakland, CA
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ENGINEER'S REPORT AFFIDAVIT

Landscape and Lighting Maintenance District No. 1979-1
And establishment of Annual Assessments related thereto

City of Lafayette,

County of Contra Costa, State of California

This Report and the enclosed budget, assessments, descriptions and diagrams outline the proposed assessment of properties within the City of Lafayette Landscape and Lighting District No. 1979-1 - Core Area for fiscal year 2009/2010; which includes each lot, parcel, and subdivision of land within said District, as the same that existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Contra Costa County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District. The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2009.

Willdan Financial Services
Assessment Engineer
On Behalf of the City of Lafayette

By: _____

Marc Grijalva
Project Manager

By: _____

Richard Kopecky
R. C. E. # 16742

TABLE OF CONTENTS

INTRODUCTION 1

Overview 1
Compliance with Current Legislation 2

PART I — PLANS AND SPECIFICATIONS 4

A. Description of the District 4
B. Description of Improvements 4

PART II — METHOD OF APPORTIONMENT 9

A. General Benefit 9
B. Special Benefit 9
C. Assessment Methodology 10

PART III — DISTRICT BUDGET 12

PART IV — DISTRICT DIAGRAMS 13

PART V — ASSESSMENT ROLL 15

INTRODUCTION

OVERVIEW

Pursuant to the provisions of the *Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500* (hereafter referred to as the "1972 Act"), this Engineer's Report (hereafter referred to as "Report") has been prepared as required pursuant to Chapter 3, Section 22622 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the assessment district designated as:

Landscape and Lighting District No. 1979-1 (Core Area)

(hereafter referred to as "District"), which includes specific lots and parcels of land within the core business area along Mount Diablo Boulevard within the City of Lafayette (hereafter referred to as the "City"). The District was formed in 1979 and since the formation of the District the City Council has levied annual assessments pursuant to the provisions of the Landscape and Lighting Act of 1972 to provide funding for the maintenance and servicing of landscape and lighting improvements that provide a direct and special benefit to those properties within the District.

For fiscal year 2009/2010, the City Council once again proposes to levy and collect annual assessments on the County tax rolls to partially fund the costs and expenses required to service and maintain the landscaping and lighting improvements within the District. The improvements to be provided by the District and the assessments described herein are consistent with the improvements and assessments historically associated with the District and do not represent new or increased assessments pursuant to the provisions of the California Constitution Article XIIID.

Each fiscal year, an Engineer's Report is prepared and presented to the City Council describing the District, any changes to the District or improvements, and the proposed budget and assessments for that fiscal year. The City Council shall annually conduct a noticed public hearing regarding these matters prior to approving and ordering the improvements and proposed levy of assessments each fiscal year. As part of that proceeding, this Report describes the District, the improvements, and the proposed budget and assessments for fiscal year 2009/2010 to be levied against properties in connection with the benefits the properties will receive from the maintenance and servicing of the District improvements. The improvements and assessments described in this Report are based on the existing approved improvements and assessments for the properties within the District.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Contra Costa County Assessor's Office. The Contra Costa County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties to be assessed on the tax roll for the special benefit assessments.

COMPLIANCE WITH CURRENT LEGISLATION

On November 5, 1996, California voters approved Proposition 218. The provisions of this proposition are now contained in the California Constitutional Articles XIIIC and XIIID.

Pursuant to Article XIIID, Section 5, certain existing assessments (those that existed on or before November 6, 1996) were exempt from the procedural requirements of Article XIIID, Section 4 and property owner balloting for the previously approved and authorized assessments was not required unless such assessments are increased.

Specifically, beginning July 1, 1997, all existing, new, or increased assessments shall comply with the substantive and procedural provisions of Article XIIID, Section 4 that outlined the imposition of assessments and property owner approval process (balloting). Notwithstanding the foregoing, pursuant to Article XIIID Section 5(a) any assessment imposed exclusively to finance the capital costs or maintenance and operation expenses for sidewalks, streets, sewers, water, flood control, drainage systems or vector control are exempt from the procedural balloting requirements set forth in Article XIIID, Section 4.

Because the improvements provided by this District are considered part of the street right-of-way and fund the maintenance and operation expenses associated with streets, the existing assessments established for the District prior to the passage of Proposition 218 qualify as existing assessments that are exempt from the substantive and procedural requirements of Article XIIID, Section 4. The proposed assessments described in this Report for fiscal year 2009/2010 do not exceed, and are consistent with the assessments that were approved and imposed for the District prior to the passage of Proposition 218 and are therefore compliant with the provisions of Article XIIID. However, any subsequent new or increased assessment shall be subject to the substantive and procedural requirements of Article XIIID, Section 4.

This Report consists of five (5) parts:

Part I

Plans and Specifications: A description of the District boundaries and the proposed improvements associated with the District.

Part II

The Method of Apportionment: A discussion of benefits the improvements and services provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment.

Part III

The District Budget: An estimate of the annual costs to operate, maintain and service the landscaping and lighting improvements within the District.

Part IV

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Contra Costa County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Contra Costa County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the parcels within the District and their approved assessment amounts.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of specific lots, parcels and subdivisions of land within the City's major business core region known as the Core Area, which encompasses an area of land totaling approximately three hundred acres (300 acres). This area is considered the City's primary commercial and business corridor that includes, but is not limited to many of the City's commercial, multi-family residential, office, institutional, and industrial developments and properties.

The District is situated in the central downtown portion of the City along or near Mount Diablo Boulevard, which runs from east to west just south of Highway 24. Properties within the District are generally located:

- Along both the north and south sides of Mount Diablo Boulevard, with the western and eastern boundaries extending from west of Paulson Court to the east of Carol Lane; and
- Portions of areas in the vicinity south of Mount Diablo that are considered part of this business corridor including parcels east of Dewing Avenue and north of Brook Street and parcels generally south and west of Moraga Boulevard and Moraga Road.

The District is composed of approximately 472 parcels, the majority of which are zoned for commercial and/or industrial use, but also includes many properties that are zoned as Multi-Family Residential/Office and a few parcels that are undeveloped, but currently zoned for residential use. A complete listing of the parcels within the District is provided in **Part V - Assessment Roll.**

B. DESCRIPTION OF IMPROVEMENTS

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of local landscaping and street lighting improvements within the District. The improvements may consist of all or a portion of the public landscaped areas, street lighting and appurtenant facilities within and adjacent to the District. These improvements generally include, but are not limited to the materials, equipment, utilities, labor, appurtenant facilities and expenses necessary for the ongoing maintenance and operation of public street lighting as well as landscaped parkways, medians, slopes, trails, park areas, drainage basins, open space areas and other designated easements or right-of-ways constructed and installed within the District.

Improvements Authorized by the 1972 Act

As generally defined by the Landscaping and Lighting Act of 1972 and applicable to this District, the improvements may include one or more of the following:

- The installation or planting of landscaping;
- The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- The installation or construction of public lighting facilities including, but not limited to street lights and traffic signals;
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- The installation of park or recreational improvements, including, but not limited to, all of the following:
  - Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
  - Lights, playground equipment, play courts, and public restrooms.
- The acquisition of land for park, recreational, or open-space purposes or any existing improvement otherwise authorized pursuant to this section.
- The maintenance or servicing, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including but not limited to:
  - Repair, removal, or replacement of all or any part of any improvements;
  - Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
  - Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
  - The removal of trimmings, rubbish, debris, and other solid waste;
  - The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;

- Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;
- Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.

- Incidental expenses associated with the improvements including, but not limited to:
  - The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
  - The costs of printing, advertising, and the publishing, posting and mailing of notices;
  - Compensation payable to the County for collection of assessments;
  - Compensation of any engineer or attorney employed to render services;
  - Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
  - Costs associated with any elections held for the approval of a new or increased assessment.

Landscape Improvements

The landscape improvements for the District may include, but are not limited to turf, ground cover, shrubs and plants, trees, irrigation and drainage systems, ornamental lighting, masonry walls or other fencing, hardscape improvements, monuments, and associated appurtenant facilities located within the landscape easements or public right-of-ways. Specifically the landscape improvement areas for this District are generally described as:

- Landscape improvements within twenty-five (25) median islands located on Mount Diablo Boulevard, with combined maintenance areas of approximately 62,398 square feet for bedding and ground cover, 1,834 square feet for hardscape and 12,008 feet for edging;

- Streetscape landscaping within the street parkways, easements and right-of-ways that include various landscaping amenities including plant material, softscape and hardscape areas located within:

- The public right-of-ways along both north and south sides of Mount Diablo Boulevard including but not limited to 51,995 square feet for bedding and ground cover and 13,848 feet for edging;
- The public right-of-ways along Lafayette Plaza including but not limited to 18,224 square feet for bedding, lawn, ground cover, and annuals and 1,600 feet for edging;
- The public right-of-ways along Golden Gate Way from Plaza Way to First Street including but not limited to 1,740 square feet for bedding and ground cover and 360 feet for edging;
- The public right-of-ways along First Street including but not limited to 14,380 square feet for bedding and ground cover, 4,580 square feet for hardscape and 1,497 feet for edging;
- The public right-of-ways along Moraga Road including but not limited to 1,742 square feet for bedding, 125 square feet for hardscape and 624 feet for edging;
- The public right-of-ways along El Nido Ranch Road including but not limited to 728 square feet for bedding and 245 feet for edging;
- The public right-of-ways along Oak Hill Road including but not limited to 1,840 square feet for bedding and annuals, 1,440 square feet for hardscape and 536 feet for edging;

- Isolated landscaped areas of shrubs, trees, softscape and hardscape amenities within the public right-of-ways along both the north and south sides of Mount Diablo Boulevard, along the Lafayette Plaza area, Golden Gate Way, First Street, Moraga Road, El Nido Ranch Road and Oak Hill Road that incorporate approximately 4,048 shrubs and 665 trees;

- Landscaping and improvements along and within the parking lots on Oak Hill Road/Mount Diablo Boulevard, Mount Diablo Boulevard/Golden Gate Way and Happy Valley Road including but not limited to approximately 13,513 square feet for bedding and ground cover and 435 square feet for hardscape; 112 space numbers delineation and 212 feet of 4 inch white line striping; and

- A centralized street park area on the corner of Mount Diablo Boulevard and Moraga Road; and

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

- Specifically not included as District improvements are, those improvements located on private property, improvements and facilities that may be provide by another assessment or tax levied by the City or any improvement provided and maintained by a Business Association or similar entity.

Detailed maps and descriptions of the location and extent of the specific improvements to be maintained by the District are on file in the Office of Public Works and by reference are made part of this Report.

Public Lighting Improvements

The lighting improvements may include but are not limited to the cost of providing electrical energy and servicing of lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- Approximately two hundred fifty-eight (258) public streetlights are currently maintained within the District. The majority of these streetlights (245 streetlights) are decorative battery streetlights located throughout the District including, but not limited to Mount Diablo Boulevard, Golden Gate Way, Moraga Road, Village Center, Dolores Drive, Mountain View Drive, Happy Valley Road, Lafayette Circle, South Thompson Road, Oak Hill Road, Hough Avenue, Dewing Avenue, Brown Avenue and at the Shield Block Parking area. A small number of standard cobra head streetlights remain at the most eastern and western ends of Mount Diablo Boulevard.

- Lighting facilities may also include but are not limited to all safety lights, security lights or ornamental lights located within the various landscape improvement areas installed as part of the District's landscape improvements.

PART II — METHOD OF APPORTIONMENT

A. GENERAL BENEFIT

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

When the District was formed, it was determined that with the exception of some of the parcels owned by East Bay Municipal Utility District, the ongoing maintenance and operation of the District improvements directly affect the properties within the District. Although the improvements include public areas, easements, right-of-ways and other amenities available or visible to the public at large, the construction and installation of these improvements (except those parcels described previously) were not required nor necessarily desired by properties or developments outside the District. With respect to the SBC PacBell properties, these areas are an integral part of property development within the District and clearly receive a direct and special benefit from the District's improvements. In the existing assessment methodology approved for the District, there is no general benefit assessment allocated to the parcels within the District.

B. SPECIAL BENEFIT

The special benefits associated with landscape improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area and properties.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.

- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life through well-maintained green space and landscaped areas.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting and other public lighting facilities are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads, streets and public areas.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.

All of the preceding special benefits contribute to the esthetic value and desirability of each of the assessed parcels within the District and thereby provide a special enhancement of the properties. Furthermore, it has been determined that the lack of funding to properly service and maintain the District improvements would have a negative impact on the properties within the District.

C. Assessment Methodology

The approved assessment methodology for the District is described as follows:

Base Assessment

A basic assessment of $120.00 is assigned to each parcel within the District.

Assessments for Additional Benefiting Improvements

Specific parcels within the District are assessed an additional amount (in addition to the base assessment) based on the cost and variations in amount of services or level of benefit which they receive from the District's improvements. The benefits on which these assessments are based are: 1) front footage of a parcel onto Mount Diablo Boulevard and 2) street light upgrades. There are three distinct areas of benefit and their assessment amounts are identified within the District's existing methodology as:

- **Parcels assessed $5.40 per front footage.** These are parcels on Mount Diablo Boulevard in areas that contain street landscaping including parcels in front of 4000 Mount Diablo Boulevard; parcels from the west end of the island west of Mountain View Drive/Dolores Drive easterly to Elizabeth Street; and parcels from the west of the median west of Carol Lane easterly to the east end of the median east of Carol Lane.
- **Parcels assessed $2.70 per front footage.** These are parcels not included in the $5.40 category above that have frontage on Mount Diablo Boulevard from the cemetery to Elizabeth Street and from the island west of Mountain View Drive/Dolores Drive to Risa Road/Village Center.
- **Parcels assessed $2.16 per front footage for street light upgrades.** These are all parcels fronting Mt. Diablo Boulevard from the west end of the island west of Mountain View Drive/Dolores Drive easterly to First Street.

EXEMPT PARCELS

- Publicly owned parcels and parcels which are shown as "striped" on the District Diagram are currently not assessed within the District.

PART III — DISTRICT BUDGET

The following budget outlines the estimated expenses and assessments for fiscal year 2009/2010.

Fiscal Year 2009/2010 Budget

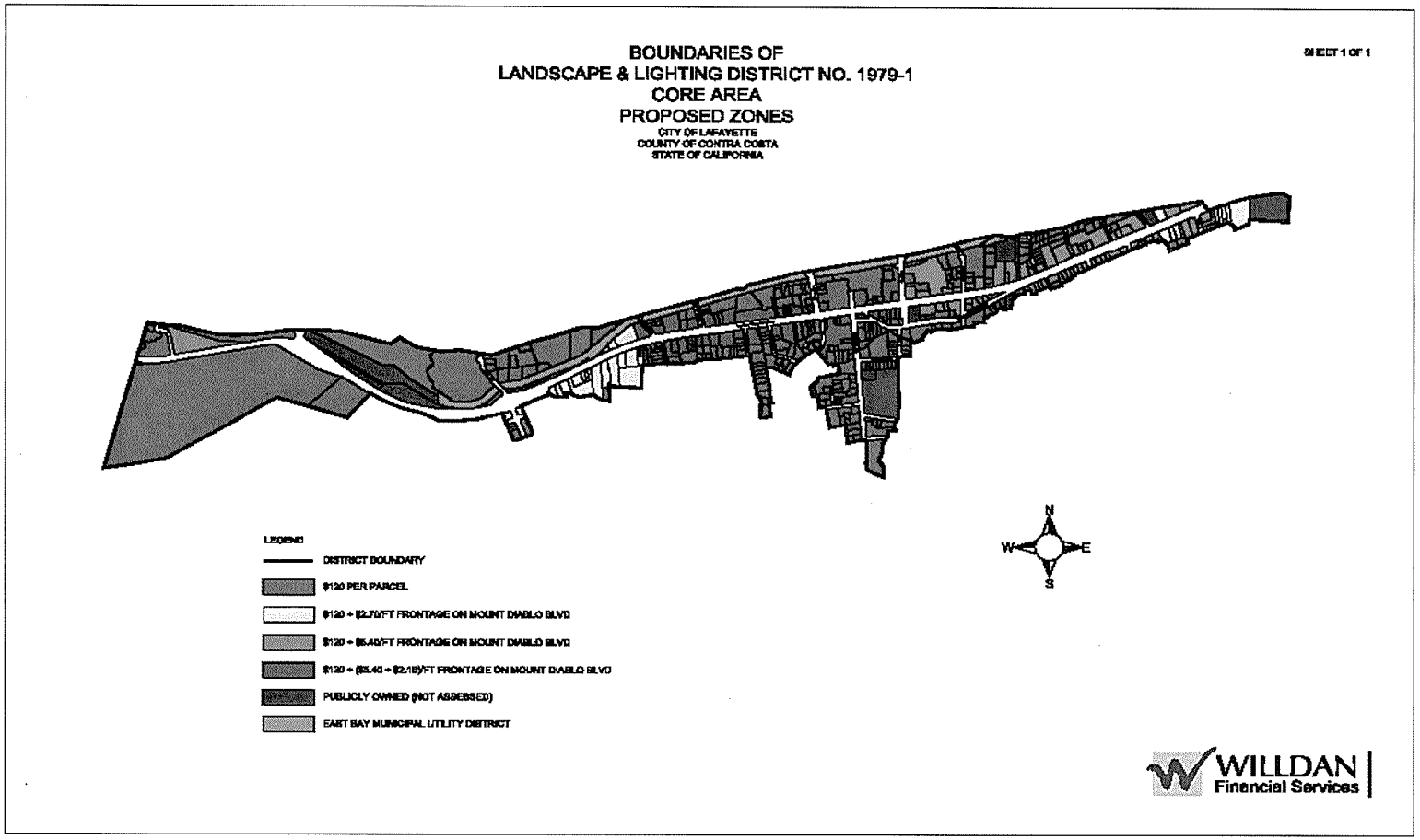
Budget Item		Fiscal Year 2009/2010
DIRECT COSTS		
Operations and Maintenance Costs	$	433,622
Personnel Expenses		45,780
Subtotal Direct Costs	$	479,402
TOTAL DIRECT COSTS	**$**	**479,402**
INCIDENTAL EXPENSES		
Administration Expenses		3,500
Street Light Upgrades Reserve Fund		50,000
Operating Reserve Fund Collection		-
TOTAL INCIDENTAL EXPENSES	**$**	**53,500**
TOTAL DIRECT AND INDIRECT COSTS	**$**	**532,902**
REVENUE ADJUSTMENTS		
Revenue from Property Tax		(65,000)
Revenue from Interest Earnings		(8,000)
Revenue from Current Fund Balances		(164,301)
General Fund Contribution		(137,231)
TOTAL ADJUSTMENTS		**(374,532)**
BALANCE TO LEVY [1]	**$**	**158,370**
District Statistics		
Total Parcels		472
Total Parcels To Levy		454
RESERVE FUND BALANCES		
Operations Fund Balance		
Previous Balance		164,301
Reserve Fund Adjustment		(164,301)
Ending Balance	$	-
Street Light Replacement Fund Balance		
Previous Balance		300,000
Reserve Fund Adjustment		50,000
Ending Balance	$	350,000

[1] Willdan Financial Services levy calculations based on existing District methodology.

PART IV — DISTRICT DIAGRAMS

The parcels within the Landscape and Lighting District No. 1979-1 (Core Area) consist of all lots, parcels and subdivisions of land shown on the District Diagram. The District covers approximately three hundred acres (300 acres) in the City of Lafayette.

The following District Diagram is based on the Contra Costa County Assessor's Maps and the Contra Costa County Assessor's information and identifies all the parcels of land within the proposed District, as the same existed at the time this Report was prepared. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram


BOUNDARIES OF
LANDSCAPE & LIGHTING DISTRICT NO. 1979-1
CORE AREA
PROPOSED ZONES
CITY OF LAFAYETTE
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA
SHEET 1 OF 1
LEGEND
DISTRICT BOUNDARY
$120 PER PARCEL
$120 + $2.70/FT FRONTAGE ON MOUNT DIABLO BLVD
$120 + $5.40/FT FRONTAGE ON MOUNT DIABLO BLVD
$120 + ($5.40 + $2.18)/FT FRONTAGE ON MOUNT DIABLO BLVD
PUBLICLY OWNED (NOT ASSESSED)
EAST BAY MUNICIPAL UTILITY DISTRICT
N
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Financial Services

PART V — ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District is based on the Assessment Diagram presented herein and is based on available parcel maps and property data from the Contra Costa County Assessor's Office at the time the Engineer's Report was prepared. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include, but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report as approved by the City Council. Therefore, if a single parcel is subdivided to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

The following pages contain a list of the parcels and proposed assessment amounts for each of the parcels within the District.

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
1	233-010-001	312.63	3322	MT DIABLO BLVD	$ 1,808.00
2	233-010-004	123.07	3330	MT DIABLO BLVD	$ 692.00
3	233-010-006	128.4	3338	MT DIABLO BLVD	$ 0.00
4	233-010-007	212.39	3328	MT DIABLO BLVD	$ 693.45
5	233-021-002		1051	AILEEN ST	$ 120.00
6	233-021-005	50	-	MT DIABLO BLVD	$ 390.00
7	233-021-006	50	3380	MT DIABLO BLVD	$ 390.00
8	233-021-007	85	1032	STUART ST	$ 580.00
9	233-021-009		1044	STUART ST	$ 120.00
10	233-021-011		-	STUART ST	$ 120.00
11	233-021-012		-	STUART ST	$ 120.00
12	233-021-014	89.6	3372	MT DIABLO BLVD	$ 606.00
13	233-021-016	225	3366	MT DIABLO BLVD	$ 1,336.00
14	233-021-017		1050	STUART ST	$ 120.00
15	233-021-019		1059	AILEEN ST	$ 120.00
16	233-022-003	80	3360	MT DIABLO BLVD	$ 552.00
17	233-022-004	78.77	3364	MT DIABLO BLVD	$ 548.00
18	233-022-005		1020	AILEEN ST	$ 120.00
19	233-022-006		1048	AILEEN ST	$ 120.00
20	233-022-008	167.5	3356	MT DIABLO BLVD	$ 1,024.50
21	233-022-010		1054-1066	AILEEN ST	$ 120.00
22	233-022-013	177.8	3344	MT DIABLO BLVD	$ 1,080.12
23	233-022-014		-	ELIZABETH ST	$ 120.00
24	233-031-013		1011	BROWN AVE	$ 120.00
25	233-031-016		1021	BROWN AVE	$ 120.00
26	233-031-017	31.25	-	NO ADDRESS	$ 0.00
27	233-031-018		1025	BROWN AVE	$ 120.00
28	233-031-019		1007	BROWN AVE	$ 120.00
29	233-031-021	145.05	3422	MT DIABLO BLVD	$ 904.00
30	233-031-026		1027	BROWN AVE	$ 120.00
31	233-031-027		1005	BROWN AVE	$ 120.00
32	233-031-028	80.24	3416	MT DIABLO BLVD	$ 553.30
33	233-032-002		1043	STUART ST	$ 120.00
34	233-032-003		1041	STUART ST	$ 120.00
35	233-032-006	148.02	3406	MT DIABLO BLVD	$ 919.31
36	233-032-010		1030	BROWN AVE	$ 120.00
37	233-032-013		3405	HALL LN	$ 120.00
38	233-032-014		3403	HALL LN	$ 120.00
39	233-032-015		3402	HALL LN	$ 120.00
40	233-032-016		3404	HALL LN	$ 120.00
41	233-032-017		3406	HALL LN	$ 120.00
42	233-032-018		1042	BROWN AVE	$ 120.00
43	233-032-019		1048	BROWN AVE	$ 120.00
44	233-032-020	25	3408	MT DIABLO BLVD	$ 784.00
45	233-032-021	122.82	3410	MT DIABLO BLVD	$ 783.23
46	233-032-022		1049	STUART ST	$ 120.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
47	233-032-023		1020	BROWN AVE	$ 120.00
48	233-032-024		-	BROWN AVE	$ 120.00
49	233-032-025	205.4	3390-3396	MT DIABLO BLVD	$ 1,282.00
50	233-032-026		1038-1040	BROWN AVE	$ 120.00
51	233-032-027		1036	BROWN AVE	$ 120.00
52	233-040-006		1031-1041	BLACKWOOD LN	$ 120.00
53	233-040-007		1029	BLACKWOOD LN	$ 120.00
54	233-040-013	68	3454	MT DIABLO BLVD	$ 660.00
55	233-040-014		-	2ND ST	$ 120.00
56	233-040-015		1012	2ND ST	$ 120.00
57	233-040-016		1020	2ND ST	$ 120.00
58	233-040-024	167	3434	MT DIABLO BLVD	$ 1,036.00
59	233-040-026		1001	BLACKWOOD LN	$ 120.00
60	233-040-027	129.29	3440	MT DIABLO BLVD	$ 818.17
61	233-040-028	120	3444	MT DIABLO BLVD	$ 768.00
62	233-040-029	130	-	MT DIABLO BLVD	$ 822.00
63	233-040-034		1024-1036	2ND ST	$ 120.00
64	233-040-035		1003-1005	BLACKWOOD LN	$ 120.00
65	233-040-037		-	BLACKWOOD LN	$ 0.00
66	233-040-038	111.89	3426	MT DIABLO BLVD	$ 724.21
67	233-040-039	50	3430	MT DIABLO BLVD	$ 390.00
68	233-051-008		978	2ND ST	$ 120.00
69	233-051-009		3455	GOLDEN GATE WAY	$ 120.00
70	233-051-010		3453	GOLDEN GATE WAY	$ 120.00
71	233-051-011		3445	GOLDEN GATE WAY	$ 120.00
72	233-051-012		3443-3451	GOLDEN GATE WAY	$ 120.00
73	233-051-013		3441	GOLDEN GATE WAY	$ 120.00
74	233-051-014		3433	GOLDEN GATE WAY	$ 120.00
75	233-051-015		3427	GOLDEN GATE WAY #4	$ 120.00
76	233-051-016		3425	GOLDEN GATE WAY	$ 120.00
77	233-051-017		3419	GOLDEN GATE WAY	$ 120.00
78	233-051-019	184.13	3425	MT DIABLO BLVD	$ 1,114.30
79	233-051-030	152	-	GOLDEN GATE WAY	$ 0.00
80	233-052-003	69	3445	MT DIABLO BLVD	$ 492.60
81	233-052-004	69	3446	GOLDEN GATE WAY	$ 498.00
82	233-052-005	50	3449	MT DIABLO BLVD	$ 390.00
83	233-052-010	100	3437-3439	MT DIABLO BLVD	$ 660.00
84	233-052-012	136.24	3435	MT DIABLO BLVD #300	$ 855.70
85	233-052-013	94.49	3455	MT DIABLO BLVD	$ 630.25
86	233-052-014		3458	GOLDEN GATE WAY	$ 120.00
87	233-060-025	75	3415	MT DIABLO BLVD	$ 558.00
88	233-060-026	50.01	-	MT DIABLO BLVD	$ 390.05
89	233-060-027	50	3411	MT DIABLO BLVD	$ 390.00
90	233-060-028	64	3409	MT DIABLO BLVD	$ 466.00
91	233-071-002	60.36	3367-3371	MT DIABLO BLVD	$ 445.94
92	233-071-003	60.36	3375	MT DIABLO BLVD	$ 445.94
93	233-071-004	80	3377	MT DIABLO BLVD	$ 552.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
94	233-071-005	41.26	3379	MT DIABLO BLVD	$ 444.00
95	233-074-017		1018	ALMANOR RD	$ 120.00
96	233-074-020	56.06	3401	MT DIABLO BLVD	$ 422.72
97	233-074-021	47.15	3399	MT DIABLO BLVD	$ 374.61
98	233-074-026	70	3397	MT DIABLO BLVD	$ 498.00
99	233-074-027	45	3393	MT DIABLO BLVD	$ 364.00
100	233-074-028	62.5	3391	MT DIABLO BLVD	$ 457.50
101	233-074-029	62.5	3387	MT DIABLO BLVD	$ 457.50
102	233-074-030	53.19	3385	MT DIABLO BLVD	$ 520.00
103	233-074-052	143.61	3407	MT DIABLO BLVD	$ 898.00
104	233-080-045	91.6	3357	MT DIABLO BLVD	$ 682.00
105	233-080-051	35	3355	MT DIABLO BLVD	$ 310.00
106	233-080-052	35	3349	MT DIABLO BLVD	$ 310.00
107	233-080-053	35	3351	MT DIABLO BLVD	$ 310.00
108	233-080-055	100	3347	MT DIABLO BLVD	$ 660.00
109	233-080-056	77.95	3343	MT DIABLO BLVD	$ 540.93
110	233-080-057	154.03	3363	MT DIABLO BLVD	$ 952.00
111	233-080-058	71.27	3359	MT DIABLO BLVD	$ 660.00
112	233-110-003	30	3327	MT DIABLO BLVD	$ 224.00
113	233-110-004	100	3325	MT DIABLO BLVD	$ 660.00
114	233-110-005	65.64	3319	MT DIABLO BLVD	$ 636.00
115	233-110-023	154	3335	MT DIABLO BLVD	$ 536.00
116	233-110-024		3335	MT DIABLO BLVD	$ 120.00
117	233-110-025		3341	MT DIABLO BLVD	$ 120.00
118	233-110-026	63.3	3333	MT DIABLO BLVD	$ 292.00
119	233-110-027	78.73	3329-3331	MT DIABLO BLVD	$ 336.00
120	233-120-006	123.81	3311	MT DIABLO BLVD	$ 921.00
121	233-120-008	59.56	3297	MT DIABLO BLVD	$ 442.00
122	233-120-009	50	3295	MT DIABLO BLVD	$ 256.00
123	233-120-010		-	-	$ 120.00
124	233-120-011	60	3291	MT DIABLO BLVD	$ 282.00
125	233-120-012	50	3289	MT DIABLO BLVD	$ 256.00
126	233-120-028		1080	CAROL LN	$ 120.00
127	233-120-029	60	-	MT DIABLO BLVD	$ 0.00
128	233-120-031		1078	CAROL LN	$ 120.00
129	233-120-103	300	3287	MT DIABLO BLVD	$ 930.00
130	233-120-107	523.34	3285	MT DIABLO BLVD	$ 0.00
131	234-010-001		958	MORAGA RD	$ 120.00
132	234-010-003		3515	MORAGA BLVD	$ 120.00
133	234-010-004		3513	MORAGA BLVD	$ 120.00
134	234-010-005		3511	MORAGA BLVD	$ 120.00
135	234-010-006		3509	MORAGA BLVD	$ 120.00
136	234-010-007		3507	MORAGA BLVD	$ 120.00
137	234-010-008		3505	MORAGA BLVD	$ 120.00
138	234-010-009		3503	MORAGA BLVD	$ 120.00
139	234-010-010		3501	MORAGA BLVD	$ 120.00
140	234-010-011		950	MORAGA RD	$ 0.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
141	234-010-013		-	MORAGA RD	$ 0.00
142	234-041-001		-	NO ADDRESS	$ 120.00
143	234-042-010		3535	SCHOOL ST	$ 120.00
144	234-042-023		858	ROSEDALE AVE	$ 120.00
145	234-042-025		3501	SCHOOL ST	$ 120.00
146	234-042-026		3511	SCHOOL ST	$ 120.00
147	234-042-027		3511	SCHOOL ST	$ 120.00
148	241-010-002	100	-	RISA RD	$ 120.00
149	241-010-022		954	RISA RD #A	$ 120.00
150	241-010-023		950	RISA RD	$ 120.00
151	241-010-024		3758	MT DIABLO BLVD	$ 120.00
152	241-010-029		946	RISA RD	$ 120.00
153	241-010-031	230.94	-	MT DIABLO BLVD	$ 120.00
154	241-010-032		966	RISA RD	$ 120.00
155	241-010-033		3748	MT DIABLO BLVD	$ 120.00
156	241-010-034		3740	MT DIABLO BLVD	$ 120.00
157	241-010-040		3738	MT DIABLO BLVD	$ 120.00
158	241-010-042		3742	MT DIABLO BLVD	$ 120.00
159	241-010-045	598	3780	MT DIABLO BLVD	$ 0.00
160	241-010-046		3800	MT DIABLO BLVD	$ 120.00
161	241-010-047		3738	MT DIABLO BLVD	$ 120.00
162	241-010-048		3736	MT DIABLO BLVD	$ 120.00
163	241-020-004		3686	MT DIABLO BLVD	$ 120.00
164	241-020-005		3682	MT DIABLO BLVD #A	$ 120.00
165	241-020-008	225	3666	MT DIABLO BLVD	$ 1,821.00
166	241-020-011		3730	MT DIABLO BLVD	$ 120.00
167	241-020-013	275	3672	MT DIABLO BLVD	$ 862.50
168	241-020-014	133.29	3688	MT DIABLO BLVD	$ 494.00
169	241-020-015	93.46	3690-3696	MT DIABLO BLVD	$ 740.00
170	241-020-016	301	3720	MT DIABLO BLVD	$ 932.70
171	241-020-017	216	3722	MT DIABLO BLVD	$ 925.00
172	241-020-018		3700-3708	MT DIABLO BLVD	$ 120.00
173	241-030-002	174.42	3671	MT DIABLO BLVD	$ 590.93
174	241-030-003	35	3669	MT DIABLO BLVD	$ 385.00
175	241-030-004	46.21	3667	MT DIABLO BLVD	$ 469.35
176	241-030-008	50	3663	MT DIABLO BLVD	$ 498.00
177	241-030-010	92.68	3659	MT DIABLO BLVD	$ 820.66
178	241-030-011	80	3651	MT DIABLO BLVD	$ 724.80
179	241-030-012		959	MT VIEW DR	$ 120.00
180	241-030-013		955	MT VIEW DR	$ 120.00
181	241-030-014		953	MT VIEW DR	$ 120.00
182	241-030-015		951	MT VIEW DR	$ 120.00
183	241-030-029	50	3661	MT DIABLO BLVD	$ 498.00
184	241-030-030		3661	MT DIABLO BLVD #A	$ 120.00
185	241-030-031		3667	MT DIABLO BLVD	$ 120.00
186	241-030-033		3675	MT DIABLO BLVD #100	$ 120.00
187	241-030-034	100	3675	MT DIABLO BLVD #100	$ 390.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
188	241-050-001	70.57	3723	MT DIABLO BLVD	$ 336.00
189	241-050-004	51.25	3713	MT DIABLO BLVD	$ 258.38
190	241-050-006	44	3703	MT DIABLO BLVD	$ 239.00
191	241-050-007	57.08	3701	MT DIABLO BLVD	$ 276.00
192	241-050-015	68	3721	MT DIABLO BLVD	$ 304.00
193	241-050-016	127	3717	MT DIABLO BLVD	$ 466.00
194	241-050-017	60	3705	MT DIABLO BLVD	$ 282.00
195	241-050-018	140	3707	MT DIABLO BLVD	$ 498.00
196	241-050-021	131.53	3697	MOUNT DIABLO BLVD	$ 476.00
197	241-050-022	106.77	3687	MT DIABLO BLVD #100	$ 408.28
198	241-050-023		-	MT DIABLO BLVD	$ 120.00
199	241-050-024	151.24	3685	MT DIABLO BLVD	$ 528.35
200	241-061-001		908	VILLAGE CENTER	$ 120.00
201	241-062-001	90.59	3799	MOUNT DIABLO BLVD	$ 392.00
202	241-071-001		901	VILLAGE CENTER	$ 120.00
203	241-071-002		915	VILLAGE CENTER	$ 120.00
204	241-071-004		919	VILLAGE CENTER	$ 120.00
205	241-073-025	80.59	925	VILLAGE CENTER	$ 390.00
206	241-200-017		3535	BROOK ST	$ 120.00
207	241-200-019		915	COLINA CT	$ 120.00
208	241-200-020		916	COLINA CT	$ 120.00
209	241-200-021		924	COLINA CT	$ 120.00
210	241-200-024		-	MORAGA RD	$ 120.00
211	241-200-025		919	MORAGA RD	$ 120.00
212	241-200-026		911-913	MORAGA RD	$ 120.00
213	241-200-027		907	MORAGA RD	$ 120.00
214	241-200-040		901	MORAGA RD	$ 120.00
215	241-200-041		3530	OCONNER DR	$ 120.00
216	241-320-001		901	COLINA CT	$ 120.00
217	241-320-002		905	COLINA CT	$ 120.00
218	241-320-003		911	COLINA CT	$ 120.00
219	241-320-004		930	COLINA CT	$ 120.00
220	241-320-005		-	NO ADDRESS	$ 120.00
221	243-011-005		3460	ORCHARD HILL CT	$ 120.00
222	243-011-006		3470	ORCHARD HILL CT	$ 120.00
223	243-011-016		3467	ORCHARD HILL CT	$ 120.00
224	243-011-030	140	3462	MT DIABLO BLVD	$ 876.00
225	243-011-033		1015	2ND ST	$ 120.00
226	243-011-035		1010	1ST ST	$ 120.00
227	243-011-037		1017	2ND ST	$ 120.00
228	243-011-038		3448	ORCHARD HILL CT	$ 120.00
229	243-011-039		3448	ORCHARD HILL CT	$ 120.00
230	243-011-041		1053	2ND ST	$ 120.00
231	243-011-042	108	3458	MT DIABLO BLVD	$ 703.20
232	243-011-049		1033	2ND ST	$ 120.00
233	243-011-050	118.03	3498	MT DIABLO BLVD	$ 876.00
234	243-011-051	189.65	-	MT DIABLO BLVD	$ 1,144.11

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
235	243-011-054	165.38	3470	MT DIABLO BLVD	$ 1,013.05
236	243-011-055		3482-3492	MT DIABLO BLVD	$ 120.00
237	243-011-056		1005	2ND ST	$ 120.00
238	243-020-007		1010	OAK HILL RD	$ 120.00
239	243-020-010		1018	OAK HILL RD	$ 120.00
240	243-020-011		1024	OAK HILL RD	$ 120.00
241	243-020-014		3502	MT DIABLO BLVD	$ 120.00
242	243-020-025		3524	MT DIABLO BLVD	$ 120.00
243	243-020-027	111	3546	MT DIABLO BLVD	$ 1,024.00
244	243-020-028	264	-	MT DIABLO BLVD	$ 2,115.84
245	243-020-030		1014	OAK HILL RD	$ 120.00
246	243-020-031		-	OAK HILL RD	$ 120.00
247	243-020-032	116.31	3528	MT DIABLO BLVD	$ 999.30
248	243-020-033	56.51	3526	MT DIABLO BLVD	$ 550.00
249	243-020-034	127.53	3530	MT DIABLO BLVD	$ 1,140.00
250	243-020-036	145	3502	MT DIABLO BLVD	$ 1,216.20
251	243-020-038	81.89	3500	MT DIABLO BLVD	$ 876.00
252	243-020-039		-	MT DIABLO BLVD	$ 120.00
253	243-030-007		3573	TERRACE WAY	$ 120.00
254	243-030-011	78	3564	MT DIABLO BLVD	$ 710.00
255	243-030-014		-	THOMPSON S RD	$ 120.00
256	243-030-015	30	-	MT DIABLO BLVD	$ 346.80
257	243-030-016	40	3582	MT DIABLO BLVD	$ 422.40
258	243-030-017	17	3584	MT DIABLO BLVD	$ 250.00
259	243-030-020		1007	OAK HILL RD	$ 120.00
260	243-030-021		3572	TERRACE WAY	$ 120.00
261	243-030-023		3578	TERRACE WAY	$ 120.00
262	243-030-024		1000	THOMPSON S RD	$ 120.00
263	243-030-028		998	THOMPSON S RD	$ 120.00
264	243-030-030		3576	TERRACE WAY	$ 120.00
265	243-030-031		3574	TERRACE #1 WAY	$ 120.00
266	243-030-033		1001	OAK HILL RD	$ 120.00
267	243-030-036		999	OAK HILL RD	$ 120.00
268	243-030-037	75.88	3586	MT DIABLO BLVD #A&B	$ 800.00
269	243-030-038		-	OAK HILL RD	$ 120.00
270	243-030-039	150	3582	MT DIABLO BLVD	$ 1,254.00
271	243-030-040		-	OAK HILL RD	$ 120.00
272	243-030-041		1009	OAK HILL RD	$ 120.00
273	243-030-042	48.43	-	OAK HILL RD & MT DIABLO BLVD	$ 0.00
274	243-040-034	535.97	-	MT DIABLO BLVD	$ 4,172.00
275	243-040-035		-	MT DIABLO BLVD	$ 120.00
276	243-040-037		3594	MT DIABLO BLVD	$ 120.00
277	243-050-001	144	3614	MT DIABLO BLVD	$ 1,208.64
278	243-050-002	50.76	3616	MT DIABLO BLVD	$ 503.75
279	243-050-003	50.76	3622-3624	MT DIABLO BLVD	$ 503.75
280	243-050-010	125.36	3630	MT DIABLO BLVD	$ 1,140.00
281	243-050-011		3608	HAPPY VALLEY RD	$ 120.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
282	243-050-012		3620	HAPPY VALLEY RD	$ 120.00
283	243-050-013		-	-	$ 120.00
284	243-060-002		3601	HAPPY VALLEY RD	$ 120.00
285	243-060-005	100	3640	MT DIABLO BLVD	$ 876.00
286	243-060-009		964	DOLORES DR	$ 120.00
287	243-060-014		974	DOLORES DR	$ 120.00
288	243-060-015		970	DOLORES DR	$ 120.00
289	243-060-016		972	DOLORES DR	$ 120.00
290	243-060-017	126	3658	MT DIABLO BLVD	$ 1,140.00
291	243-060-018	141.47	3632	MT DIABLO BLVD	$ 1,330.00
292	243-060-019		3603	HAPPY VALLEY RD	$ 120.00
293	243-060-020	265	3650	MT DIABLO BLVD	$ 2,123.40
294	243-070-002	110	-	MT DIABLO BLVD	$ 1,340.00
295	243-070-003	90	3649	MT DIABLO BLVD	$ 800.40
296	243-070-007		950	MT VIEW DR	$ 120.00
297	243-070-009	122	3643-3645	MT DIABLO BLVD	$ 1,042.32
298	243-070-010	122.47	3641	MT DIABLO BLVD	$ 0.00
299	243-070-011		954	MOUNTAIN VIEW DR	$ 120.00
300	243-102-004		948	DEWING AVE #A	$ 120.00
301	243-102-006		942	DEWING AVE	$ 120.00
302	243-102-008		938	DEWING AVE	$ 120.00
303	243-102-009		934	DEWING AVE	$ 120.00
304	243-102-012		930	DEWING AVE	$ 120.00
305	243-102-015		950	DEWING AVE	$ 120.00
306	243-110-001	80	3633	MT DIABLO BLVD	$ 724.80
307	243-110-002	100	3629	MT DIABLO BLVD	$ 876.00
308	243-110-006	133.5	3603	MT DIABLO BLVD	$ 1,129.26
309	243-110-007		971	DEWING AVE	$ 120.00
310	243-110-012		3610	BICKERSTAFF ST	$ 120.00
311	243-110-014		3620	BICKERSTAFF ST	$ 120.00
312	243-110-015		3626	BICKERSTAFF ST	$ 120.00
313	243-110-016		3632	BICKERSTAFF ST #B	$ 120.00
314	243-110-017		3628	BICKERSTAFF ST	$ 120.00
315	243-110-018		3630	BICKERSTAFF ST	$ 120.00
316	243-110-019		3632	BICKERSTAFF ST	$ 120.00
317	243-110-026	198.05	3615	MT DIABLO BLVD	$ 1,617.26
318	243-110-027	129	3625	MT DIABLO BLVD	$ 1,102.00
319	243-110-029		957	DEWING AVE	$ 120.00
320	243-110-031		961-963	DEWING AVE	$ 120.00
321	243-110-032		3608	BICKERSTAFF LN	$ 120.00
322	243-110-033		3606	BICKERSTAFF ST	$ 120.00
323	243-120-003		261	LAFAYETTE CIR	$ 120.00
324	243-120-004		271	LAFAYETTE CIR	$ 120.00
325	243-120-005		281	LAFAYETTE CIR	$ 120.00
326	243-120-006	110.44	3589	MT DIABLO BLVD	$ 1,026.00
327	243-120-010	27	3593	MT DIABLO BLVD	$ 324.12
328	243-120-011	112.15	3599	MT DIABLO BLVD	$ 1,064.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
329	243-120-014		251	LAFAYETTE CIR	$ 120.00
330	243-120-015		970	DEWING AVE	$ 120.00
331	243-130-001		924	DEWING AVE	$ 120.00
332	243-140-004		211-215	LAFAYETTE CIR	$ 120.00
333	243-140-005		221	LAFAYETTE CIR	$ 120.00
334	243-140-009		241	LAFAYETTE CIR	$ 120.00
335	243-140-010		231	LAFAYETTE CIR	$ 120.00
336	243-140-011		201	LAFAYETTE CIR	$ 120.00
337	243-150-003		240	LAFAYETTE CIR	$ 120.00
338	243-150-008		80	LAFAYETTE CIR	$ 120.00
339	243-150-009		70-72	LAFAYETTE CIR	$ 120.00
340	243-150-010		60	LAFAYETTE CIR	$ 120.00
341	243-150-013		19	FIESTA LN	$ 120.00
342	243-150-014		30-32	LAFAYETTE CIR	$ 120.00
343	243-150-017		210	LAFAYETTE CIR	$ 120.00
344	243-150-018		100	LAFAYETTE CIR	$ 120.00
345	243-150-019		250-270	LAFAYETTE CIR	$ 120.00
346	243-160-001	91.64	3553	MT DIABLO BLVD	$ 876.00
347	243-160-002	40	3555	MT DIABLO BLVD	$ 422.40
348	243-160-003		3555	MT DIABLO BLVD #A	$ 120.00
349	243-160-004	40	3557	MT DIABLO BLVD	$ 422.40
350	243-160-005	20	3559	MT DIABLO BLVD	$ 271.20
351	243-160-006	60	3561	MT DIABLO BLVD	$ 574.00
352	243-160-007	80	3565	MT DIABLO BLVD	$ 724.80
353	243-160-012		284-286	LAFAYETTE CIR	$ 120.00
354	243-160-013	99.11	3583	MT DIABLO BLVD	$ 1,934.00
355	243-160-014	30	3565	MT DIABLO BLVD	$ 347.00
356	243-160-016	170	3571	MT DIABLO BLVD	$ 2,690.00
357	243-170-006	35.03	3535	MT DIABLO BLVD	$ 648.00
358	243-170-012		973	MORAGA RD	$ 120.00
359	243-170-013	40.25	3531	MT DIABLO BLVD	$ 424.29
360	243-170-014	146.72	3525-3529	MT DIABLO BLVD	$ 1,229.20
361	243-170-018		3542	WILKINSON LN	$ 120.00
362	243-170-019		3540	WILKINSON LN	$ 120.00
363	243-170-020		3547	WILKINSON LN	$ 120.00
364	243-170-021		3541	WILKINSON LN	$ 120.00
365	243-170-022		3539	WILKINSON LN	$ 120.00
366	243-170-023		961-963	MORAGA RD #A	$ 120.00
367	243-170-024		-	MORAGA RD	$ 120.00
368	243-170-026		3527	WILKINSON LN	$ 120.00
369	243-170-027	99.97	3537-3545	MT DIABLO BLVD	$ 875.77
370	243-170-028	38.38	3547	MT DIABLO BLVD	$ 482.00
371	243-170-029		20-23	LAFAYETTE CIR	$ 120.00
372	243-180-011		957	MORAGA RD	$ 120.00
373	243-210-002		3548	BROOK ST	$ 120.00
374	243-210-003		3544	BROOK ST	$ 120.00
375	243-210-004		948	EAST ST	$ 120.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
376	243-210-005		944	EAST ST	$ 120.00
377	243-210-006		940	EAST ST	$ 120.00
378	243-210-007		936	EAST ST	$ 120.00
379	243-210-013		941	MORAGA RD	$ 120.00
380	243-210-014		943	MORAGA RD	$ 120.00
381	243-210-015		945	MORAGA RD	$ 120.00
382	243-210-016		949	MORAGA RD	$ 120.00
383	243-210-018		909	EAST ST	$ 120.00
384	243-210-023		945	EAST ST	$ 120.00
385	243-210-025		949	EAST ST	$ 120.00
386	243-210-026		3520	BROOK ST	$ 120.00
387	243-210-028		3520	BROOK ST	$ 120.00
388	243-210-029		935	MORAGA RD #202	$ 120.00
389	243-210-031		3542	BROOK ST	$ 120.00
390	243-210-032		3540	BROOK ST	$ 120.00
391	243-210-033		3538	BROOK ST	$ 120.00
392	243-210-034		3536	BROOK ST	$ 120.00
393	243-210-035		-	NO ADDRESS	$ 120.00
394	243-221-002		3500	GOLDEN GATE WAY	$ 120.00
395	243-221-003		3512	GOLDEN GATE WAY	$ 120.00
396	243-221-010		3520	GOLDEN GATE WAY	$ 120.00
397	243-221-012	35	3503	MT DIABLO BLVD	$ 536.00
398	243-221-017		3534	GOLDEN GATE WAY	$ 120.00
399	243-221-020	40	3501	MT DIABLO BLVD	$ 648.00
400	243-221-022	21.76	3511	MT DIABLO BLVD	$ 460.00
401	243-221-026	50.71	3511-3517	MT DIABLO BLVD	$ 1,146.00
402	243-221-027		3523	MT DIABLO BLVD	$ 1,103.00
403	243-222-001		960	MORAGA RD	$ 120.00
404	243-222-010		975	1ST ST	$ 120.00
405	243-222-011		977	1ST ST	$ 120.00
406	243-222-012		979	1ST ST	$ 120.00
407	243-222-013		3501	GOLDEN GATE WAY	$ 120.00
408	243-222-014		3501	GOLDEN GATE WAY	$ 120.00
409	243-222-015		3505	GOLDEN GATE WAY	$ 120.00
410	243-222-016		-	GOLDEN GATE WAY	$ 120.00
411	243-222-017		3511	GOLDEN GATE WAY	$ 120.00
412	243-222-019		3529-3533	PLAZA WAY	$ 120.00
413	243-222-020		3535-3539	PLAZA WAY	$ 120.00
414	243-222-023		990	MORAGA RD	$ 120.00
415	243-222-024		984	MORAGA RD	$ 120.00
416	243-222-025		3508	MORAGA BLVD	$ 120.00
417	243-222-026		971	1ST ST	$ 120.00
418	243-222-027		3500	MORAGA BLVD	$ 120.00
419	243-222-028		3516	MORAGA BLVD	$ 120.00
420	243-222-029		3521-3527	GOLDEN GATE WAY	$ 120.00
421	243-222-030		3523	GOLDEN GATE WAY #2	$ 120.00
422	243-223-001		-	PLAZA WAY	$ 0.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
423	243-231-004	100	3471	MT DIABLO BLVD	$ 660.00
424	243-231-005	55.01	3469	MT DIABLO BLVD	$ 418.00
425	243-231-009		3462	GOLDEN GATE WAY	$ 120.00
426	243-231-010		3470	GOLDEN GATE WAY	$ 120.00
427	243-231-014	146.61	3490	GOLDEN GATE WAY	$ 0.00
428	243-231-019		-	GOLDEN GATE WAY	$ 0.00
429	243-231-020		-	GOLDEN GATE WAY	$ 0.00
430	243-231-021		-	GOLDEN GATE WAY	$ 120.00
431	243-231-022	224	3483	MT DIABLO BLVD	$ 1,329.60
432	243-231-024	198.97	3459	MT DIABLO BLVD	$ 1,194.44
433	243-232-001		3498	MORAGA BLVD	$ 120.00
434	243-232-002		970	1ST ST	$ 120.00
435	243-232-003		972	1ST ST	$ 120.00
436	243-232-004		976	1ST ST	$ 120.00
437	243-232-010		3477	GOLDEN GATE WAY	$ 120.00
438	243-232-011		-	GOLDEN GATE WAY	$ 120.00
439	243-232-012		3467	GOLDEN GATE WAY	$ 120.00
440	243-232-013		3461	GOLDEN GATE WAY	$ 120.00
441	243-232-027		3483	GOLDEN GATE WAY	$ 120.00
442	243-232-028		3491	GOLDEN GATE WAY	$ 120.00
443	243-250-001		944	DEWING AVE #A	$ 120.00
444	243-250-002		944	DEWING AVE #B	$ 120.00
445	243-250-003		944	DEWING AVE #C	$ 120.00
446	243-250-004		944	DEWING AVE #D	$ 120.00
447	243-250-005		944	DEWING AVE	$ 120.00
448	243-280-001		940	DEWING AVE #A	$ 120.00
449	243-280-002		940	DEWING AVE #B	$ 120.00
450	243-280-003		940	DEWING AVE #C	$ 120.00
451	243-280-004		940	DEWING AVE #D	$ 120.00
452	243-300-001		-	BROOK ST	$ 120.00
453	243-300-002		916	DEWING AVE #B	$ 120.00
454	243-300-003		916	DEWING AVE #C	$ 120.00
455	243-300-004		918	DEWING AVE #A	$ 120.00
456	243-300-005		920	DEWING AVE #A	$ 120.00
457	243-300-006		920	DEWING AVE #B	$ 120.00
458	243-300-007		918	DEWING AVE #B	$ 120.00
459	243-300-008		-	BROOK ST	$ 120.00
460	243-300-009		922	DEWING AVE #A	$ 120.00
461	243-300-010		-	NO ADDRESS	$ 120.00
462	252-011-001		993	PAULSON RD	$ 120.00
463	252-011-002		985	PAULSON RD	$ 120.00
464	252-011-003		977	PAULSON CT	$ 120.00
465	252-050-014	385	-	MT DIABLO BLVD	$ 120.00
466	252-050-015	1750	-	MT DIABLO BLVD	$ 120.00
467	252-050-016	587.4	4000	MT DIABLO BLVD	$ 120.00
468	252-050-017	945.85	4000	MT DIABLO BLVD	$ 5,282.00
469	252-050-018	269	-	PAULSON RD	$ 120.00

Count	Assessor Parcel No.	Front Footage	Situs No.	Situs Street	Proposed Assessment FY 2008/2009
470	252-060-002		-	MT DIABLO BLVD	$ 0.00
471	252-060-003	308.72	-	MT DIABLO BLVD	$ 0.00
472	252-060-005		-	MT DIABLO BLVD	$ 0.00
Total	**454**	**22,533.50**			**$ 158,369.98**